

Mr. Duffy:

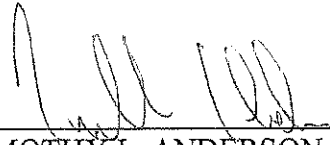
- advised that he was enthusiastic while he and Assemblymember Colberg where in Congressman Young's office; and
- advised that at the time they met with Congressman Young, the earmarks were not going to be deducted.

Mayor Anderson:

- stated that the south side development has been around a long time and it is good to see it come back;
- spoke regarding the impacts on the triangle area;
- spoke regarding the potential impacts that the Alaska Railroad will have on Curry Ridge; and
- stated that he is glad to see that the development permits are on track.

VIII. ADJOURNMENT

The special meeting adjourned at 9:25 p.m.



TIMOTHY L. ANDERSON, Borough Mayor

ATTEST:


MICHELLE M. MCGEHEE, CMC, Borough Clerk

Minutes approved: 11/15/05

MATANUSKA-SUSITNA BOROUGH

350 East Dahlia Avenue, Palmer, Alaska 99645-6488 - 907-745-9683

BOROUGH MAYOR

Timothy L. Anderson

BOROUGH ASSEMBLY

Lynne Woods, District 1

Bill Allen, District 2

Talis Colberg, District 3

Mary Kvalheim, District 4

Cindy L. Bettine, District 5

Jim Colver, District 6

Betty Vehrs, District 7



PLANNING COMMISSION

Chris Rose, District 1

Helga Larson, District 2

Mark Masteller, District 3

Faye I. Palin, District 4

David Webster, District 5

Gary S. Wolf, District 6

Rose M. Jenne, District 7

ASSEMBLY AGENDA

SPECIAL JOINT ASSEMBLY/PLANNING COMMISSION MEETING

ASSEMBLY CHAMBERS

350 E. DAHLIA AVENUE, PALMER

SPECIAL MEETING

6 P.M.

TUESDAY, OCTOBER 25, 2005

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. PLEDGE OF ALLEGIANCE

V. AUDIENCE PARTICIPATION

VI. ITEMS OF BUSINESS

A. Safe, Accountable, Flexible, Efficient Transportation Equity Act (SAFETEA-LU), Federal Highway Legislation *(Requested by: Planning Administration)*

B. Coastal Management Plan Amendment Update *(Requested by: Planning Administration)*

C. All Hazard Mitigation Plan, Phase I – Natural Hazards *(Requested by: All Commissioners)*

D. Development Permits *(Requested by: Assemblymember Woods)*

E. South Denali Update *(Requested by: Planning Administration)*

VII. PLANNING COMMISSION, MAYOR, ASSEMBLY, AND STAFF COMMENTS

VIII. ADJOURNMENT

MATANUSKA-SUSITNA BOROUGH
PLANNING COMMISSION

April 18, 2005
Regular Meeting

Assembly Chambers
6:00 P.M.

The regular meeting of the Matanuska-Susitna Borough Planning Commission was called to order at 6:00 p.m. by Commissioner Chair Masteller.

I. CALL TO ORDER, ROLL CALL, AND DETERMINATION OF QUORUM

Planning Commission members present and establishing a quorum:

Brit Lively, Assembly District #1
Helga Larson, Assembly District #2 (Vice Chair)
Mark Masteller, Assembly District #3 (Chair)
Faye Palin, Assembly District #4
Larry LaGrone, Assembly District #6
Rose Jenne, Assembly District #7

Planning Commissioner absent and excused:

David Webster, Assembly District #5

Staff in attendance:

Sev Jones, Chief of Planning
Eileen Probasco, Planner II
Susan Lee, Planner I
Nick Spiropoulos, Assistant Borough Attorney
Priscilla Goff, Planning Clerk

II. APPROVAL OF AGENDA

Staff suggested adding under Agency/Staff Reports, a review of Planning Division Projects.

MOTION: Commissioner Palin moved, seconded by Commissioner Larson to approve the agenda as amended.

VOTE: The motion passed without objection.

III. PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Lively.

IV. CONSENT AGENDA

A. INTRODUCTION FOR PUBLIC HEARING (*suggested public hearing for May 2, 2005*)

1. **Resolution 05-23:** Modification of the existing Core Area Conditional use permit for the Medical Office Building on the hospital campus. The site location is UAF Ag. Station #1 Subdivision, Tract A, within T17NR01E Sec 15, S.M.

MOTION: Commissioner Palin moved, seconded by Commissioner Larson to approve the consent agenda as presented.

VOTE: The motion passed without objection.

VIII AGENCY/STAFF REPORTS

Sev Jones gave an overview of Planning Division projects and staff assigned to each project/task.

Discussion followed regarding deleting the word "mandatory" in project descriptions; development acknowledgement moved to first on the list; prioritize the list/projects; and include timeframe for projects.

Staff will e-mail the revised list to the commissioners.

XII CORRESPONDENCE & INFORMATION

A. ITEMS SCHEDULED FOR UPCOMING PLANNING COMMISSION MEETINGS

Staff stated the May 2, 2005 Planning Commission meeting, originally scheduled for Su-Valley High School, will be held in the Borough Assembly Chambers.

The meeting recessed at 6:17 p.m. and reconvened at 6:30 p.m.

XI PUBLIC HEARING

A. RESOLUTION 05-20: A RESOLUTION OF THE MATANUSKA-SUSITNA BOROUGH PLANNING COMMISSION RECOMMENDING THAT THE MATANUSKA-SUSITNA BOROUGH ASSEMBLY ADOPT THE LITTLE LONELY LAKE, LAKE MANAGEMENT PLAN

Eileen Probasco gave a staff report on the Little Lonely Lake, Lake Management Plan. Little Lonely Lake is located near Willow, approximately five miles east of the Parks Highway, and is accessed via Crystal Lake Road. Staff recommends adoption of Little Lonely Lake, Lake Management Plan with the following guidelines, in accordance with the desire of the residents and property owners:

- Quiet hours – 10 p.m. to 8 a.m.; Sunday through Saturday;
- Personal watercraft ban;
- 10 horsepower limit;
- Lake wide no-wake zone; and
- Ice house registration.

Discussion followed regarding ice house regulations; enforcement; and public education, e.g., signs posted at public access to the lake.

Chair Masteller opened the public hearing.

Speaking in favor of Planning Commission Resolution 05-20: Rosalind Johnson, Steve Johnson, James Miler, Mary Miller, Georgiana Wade, Fred Schwaderer; Charles Wade; and Wally Soroka.

There being no one else wishing to be heard, the public hearing was closed and discussion moved to the commission.

MOTION: Commissioner Palin moved, seconded by Commissioner LaGrone, to approve Planning Commission 05-20.

MOTION: Commissioner Larson moved a primary amendment, seconded by Commissioner LaGrone to amend the following:

First Whereas Clause

Whereas, the Little Lonely Lake, Lake Management Plan was developed with input from the residents and property owners of Little Lonely Lake [WOLVERINE LAKE]; and

Discussion followed.

VOTE: The primary amendment passed without objection.

VOTE: The main motion, as amended, passed without objection.

The Commission thanked everyone for attending the meeting for the Little Lonely Lake Management Plan.

B. RESOLUTION 05-25: COASTAL MANAGEMENT PLAN

Susan Lee stated recent changes in Alaska State law require the borough to revise its Coastal Management Plan. The Public Review Draft has been prepared to comply with the Alaska Coastal Management Act, as amended by the Alaska State Legislature in 2003, and the Alaska Coastal Management Program (ACMP) regulations adopted in 2004.

If approved, the plan will guide the Matanuska-Susitna Borough District's participation in the ACMP, a voluntary state program for the cooperative management of uses and activities in the coastal zone. Uses and activities in the district's coastal zone that require a local, state, or federal authorization will be reviewed for consistency with the MSBCMP. The plan amendment is due to the State on July 1, 2005.

Ms. Lee stated that Elizabeth Benson, Bristol Environment & Engineering Services Corporation was available for questions.

The following items were discussed: recreational impact in the areas; designation of recreation and tourism; enforcement of recreational impacts on borough property; use of recreation and tourism designation; and shoreline development.

Commissioner Lively complimented Staff and Elizabeth Benson for compiling the Coastal Management Plan so quickly.

Chair Masteller opened the public hearing.

There being no one wishing to be heard, discussion moved to the commission

MOTION: Commissioner Palin moved, seconded by Commissioner Larson to continue the public hearing to May 16, 2005.

VOTE: The motion passed without objection.

There were no Director or Commissioner comments.

XVIII ADJOURNMENT

MOTION: Commissioner Palin moved, seconded by Commissioner Jenne to adjourn. The meeting adjourned at 7:28 p.m.



MARK MASTELLER, Chair



PRISCILLA M. GOFF, Planning Clerk



MATANUSKA-SUSITNA BOROUGH

Planning and Land Use Department

Planning Division

350 East Dahlia Avenue • Palmer, AK 99645

Phone (907) 745-9833 • Fax (907) 745-9876

Email: planning@matsugov.us

MEMORANDUM

DATE: May 16, 2005

TO: Planning Commission

FROM: Murph O'Brien, Planning & Land Use Director

SUBJECT: COASTAL MANAGEMENT PLAN AMENDMENT

The Borough and their consultants have been working on the on the Coastal Management Plan Amendment in order to meet the statutory deadline of July 1, 2005 for plan submission. On May 10, 2005, Senate Bill 102 was passed which extended the state standards and district plan submission deadlines. The new deadline for submission of the amended coastal management plans has been extended to March 1, 2006. Due to the abbreviated time frame the local districts were originally given by the State, a limited public outreach program was conducted. The Borough Assembly requested that more public outreach be conducted on the plan amendment, if this extension was granted. Now that the extension has been granted for plan submittal to the State, the Borough will be conducting more public outreach regarding the plan amendment.

The Planning Commission can still hold tonight's public hearing on the plan amendment. We recommend the public hearing be closed tonight, after people have had the opportunity to testify. A new public hearing can be scheduled prior to the draft plan amendment being forwarded to the Assembly. The Assembly will hold their own public hearing prior to acting on the draft coastal management plan. The Assembly must authorize the submittal of the draft plan revision to the State to meet the statutory deadline. The Borough will have to negotiate with the Department of Natural Resources for any revisions that may be required to the final plan. The Planning Commission and Assembly will hold a public hearings in order to approve the final plan.

A new schedule will be provided to you once it is developed. Please contact Susan Lee or me if you have questions.

Benson, Elizabeth

From: Cheryl [Cheryl@wasillachamber.org]
Sent: Sunday, January 08, 2006 1:23 PM
To: Benson, Elizabeth
Subject: Re: MSB Coastal Management Plan Public Hearing

W

----- Original Message -----

From: "Benson, Elizabeth" <ebenson@beesc.com>
To: "Dryden" <dryden@gci.net>; "Anne Winckler" <alw@pobox.mtaonline.net>;
"Bill Bergey" <anteb@uaa.alaska.edu>; "Bill Browne" <browne@mtaonline.net>;
"Bish Buckle" <buckle@mtaonline.net>; "Bonnie Quill"
<bonnie@alaskavisit.com>; "Cheryl Metiva" <cheryl@wasillachamber.org>; "Dan
Elliott" <elliotts@matnet.com>; "Erik Hirschmann"
<ehirschmann@matsu.alaska.edu>; "Jody Simpson" <jesimpson@gci.net>; "Michael
Janecek" <mjanecek@mtanet.com>; "Paul Campbell" <paul@alaskarim.com>; "Ruth
Woods" <tothedogs@matnet.com>
Sent: Tuesday, January 03, 2006 8:50 AM
Subject: MSB Coastal Management Plan Public Hearing

Greetings Citizen Advisory Committee members and happy 2006. This is just a reminder email note that the MSB Coastal Management Plan Public Hearing Draft is on the agenda before the MSB Planning Commission on January 9 at the MSB Building in Palmer. The PC will be taking testimony on the final draft. The Assembly will be holding a public hearing on February 6. The plan is due to the State no later than March 1, 2006. For more information on the plan, you may contact Susan Lee and/or check the MSB website. Thanks again for your participation and interest in this planning effort.

Elizabeth

Elizabeth A. Benson, AICP
Bristol Environmental & Engineering Services Corporation

111 West 16th Avenue, Suite 301
Anchorage, Alaska 99502-1117
Direct Line: 907-743-9339
Fax: 907-563-6713
email: ebenson@beesc.com

NOTICE
MSB COASTAL MANAGEMENT PLAN AMENDMENT
CITIZENS ADVISORY COMMITTEE MEETING

The Citizens Advisory Committee (CAC) for the MSB Coastal Management Plan Amendment will be holding a meeting **on April 23, 2005 from 10 a.m. – 12 noon, in the Cottonwood Public Safety Building** (located at the intersection of Seward Meridian Parkway and the Palmer/Wasilla Highway). This meeting is open to the public and anyone interested is invited to attend.

The Citizens Advisory Committee will assist with plan review. The purpose of the CAC is to provide a forum for discussion of the various plan elements. The purpose of this meeting is to go over the MSB Coastal Management Plan Public Hearing Draft.

If you have any questions about the project, the role of the committee or the meeting, please feel free to call Elizabeth Benson, project manager with Bristol Environmental and Engineering Services, Inc. (BEESC) at 743-9339 or e-mail her at ebenson@beesc.com. For information on the Coastal Plan Amendment, see the following website:
<http://www.larocheandassociates.com/Projects/matsu/matsu.html>.

NOTICE
MSB COASTAL MANAGEMENT PLAN AMENDMENT
CITIZENS ADVISORY COMMITTEE MEETING

The Citizen' Advisory Committee (CAC) for the MSB Coastal Management Plan amendment will be holding a meeting on **February 26, 2005 from 10 a.m. – 12 noon, in the Cottonwood Public Safety Building** (located at the intersection of Seward Meridian Parkway and the Palmer/Wasilla Highway). This meeting is open to the public and anyone interested is invited to attend.

The Citizens Advisory Committee will assist with plan review. The purpose of the CAC is to provide a forum for discussion of the various plan elements. The purpose of this meeting is to go over actual policy language.

If you have any questions about the project, the role of the committee or the meeting, please feel free to call Elizabeth Benson, project manager with Bristol Environmental and Engineering Services, Inc. (BEESC) at 743-9339 or e-mail her at ebenson@beesc.com. For information on the Coastal Plan Amendment, see the following website: <http://www.larocheandassociates.com/Projects/matsu/matsu.html>.

NOTICE
MSB COASTAL MANAGEMENT PLAN AMENDMENT
CITIZENS ADVISORY COMMITTEE KICKOFF MEETING

The Citizens Advisory Committee (CAC) for the MSB Coastal Management Plan amendment will be holding a Kickoff Meeting on **November 20, 2004, from 10 a.m. – 12 noon, in the Cottonwood Public Safety Building** (located at the intersection of Seward Meridian Parkway and the Palmer/Wasilla Highway. This meeting is open to the public and anyone interested is invited to attend.

The Citizens Advisory Committee will assist with plan review. The purpose of the CAC is to provide a forum for discussion of the various plan elements.

If you have any questions about the project, the role of the committee or the Kickoff Meeting, please feel free to call Elizabeth Benson, project manager with Bristol Environmental and Engineering Services, Inc. (BEESC) at 563-0013, or e-mail her at ebenson@beesc.com. For information on the Coastal Plan Amendment, see the following website: <http://www.larocheandassociates.com/Projects/matsu/matsu.html>

FLYER MAILING

FEB 14 2005

BEESG

CAC members
Cities of Houston, Palmer, and Wasilla
Mat-Su Homebuilders Association
MSB Planning Commission
MSB Platting Board
MSB Parks, Recreations & Trails Commission
MSB Historic Preservation Commission
MSB Port Commission
MSB Assembly
Borough Department Heads
Friends of Mat-Su
Lynn Fuller – MSB Water Quality Coordinator
Palmer Soil & Water Conservation District
Wasilla Soil & Water Conservation District
U.S. Fish & Wildlife Service
Alaska Department of Fish & Game – Sportfishing Division (Palmer)
U.S. Army Corps of Engineers
Department of Environmental Conservation (Anchorage & Wasilla)
Community Councils (see attached list)
Chambers of Commerce (see attached list)

Benson

Search Number:

Alpha/Num: A Search Org Name:

Owner	Org #	Organization Name
		CITY
CLK	CIT 012	CITY OF HOUSTON
CLK	CIT 005	CITY OF PALMER
CLK	CIT 013	CITY OF WASILLA
		CHAMBER OF COMMERCE
CLK	CMB AK	CHAMBER OF COMMERCE, ALASKA STATE
CLK	CMB ANC	CHAMBER OF COMMERCE, ANCHORAGE
CLK	CMB BLK	CHAMBER OF COMMERCE, BIG LAKE
CLK	CMB PA	CHAMBER OF COMMERCE, GREATER PALMER
CLK	CMB WA	CHAMBER OF COMMERCE, GREATER WASILLA
CLK	CMB HU	CHAMBER OF COMMERCE, HOUSTON
CLK	CMB SUN	CHAMBER OF COMMERCE, SUNSHINE
CLK	CMB SU	CHAMBER OF COMMERCE, SUTTON
CLK	CMB TA	CHAMBER OF COMMERCE, TALKEETNA
CLK	CMB WI	CHAMBER OF COMMERCE, WILLOW

Key Organization Number & Press ENTER to DISPLAY it with its MEMBERS
HELP, CMD 1=CANCEL, or 9=ADD_NEW_ORGANIZATION

Search Number:

Alpha/Num: A Search Org Name:

Owner	Org #	Organization Name
		CONFLICT OF INTEREST
CLK	COI MSB	MATANUSKA-SUSITNA BOROUGH CONFLICT OF INTEREST STATEMENTS
CLK	COI ST	STATE CONFLICT OF INTEREST STATEMENTS (APOC)
		COMMUNITY COUNCIL
CLK	COM 004	COMMUNITY COUNCIL, BIG LAKE
CLK	COM 024	COMMUNITY COUNCIL, BUFFALO/SOAPSTONE
CLK	COM 005	COMMUNITY COUNCIL, BUTTE
CLK	COM 014	COMMUNITY COUNCIL, CHASE
CLK	COM 017	COMMUNITY COUNCIL, CHICKALOON
CLK	COM 010	COMMUNITY COUNCIL, FISHHOOK
CLK	COM 022	COMMUNITY COUNCIL, GATEWAY
CLK	COM 021	COMMUNITY COUNCIL, GLACIER VIEW
CLK	COM 023	COMMUNITY COUNCIL, GREATER FARM LOOP
CLK	COM 016	COMMUNITY COUNCIL, KNIK-FAIRVIEW
CLK	COM 015	COMMUNITY COUNCIL, LAZY MOUNTAIN

Key Organization Number & Press ENTER to DISPLAY it with its MEMBERS
HELP, CMD 1=CANCEL, or 9=ADD_NEW_ORGANIZATION

Search Number:

Alpha/Num: A Search Org Name:

Owner	Org #	Organization Name
CLK	COM 001	COMMUNITY COUNCIL, MEADOW LAKES
CLK	COM 007	COMMUNITY COUNCIL, NORTH LAKES
CLK	COM 020	COMMUNITY COUNCIL, PETERSVILLE
CLK	COM 006	COMMUNITY COUNCIL, POINT MACKENZIE
CLK	COM 013	COMMUNITY COUNCIL, SKWENTNA
CLK	COM 019	COMMUNITY COUNCIL, SOUTH KNIK RIVER
CLK	COM 003	COMMUNITY COUNCIL, SOUTH LAKES
CLK	COM 002	COMMUNITY COUNCIL, SUTTON/ALPINE CIVIC CLUB
CLK	COM 018	COMMUNITY COUNCIL, TALKEETNA
CLK	COM 009	COMMUNITY COUNCIL, TANAINA
CLK	COM 011	COMMUNITY COUNCIL, TRAPPER CREEK
CLK	COM 008	COMMUNITY COUNCIL, WILLOW AREA COMMUNITY ORGANIZATION
CLK	COM 012	COMMUNITY COUNCIL, Y
CLK	COM 025	LAKE LOUISE NON-PROFIT CORPORATION ELECTIONS

Key Organization Number & Press ENTER to DISPLAY it with its MEMBERS
HELP, CMD 1=CANCEL, or 9=ADD_NEW_ORGANIZATION

I. CALL TO ORDER

The special meeting of the Matanuska-Susitna Borough Assembly was held on June 28, 2005, at the Borough Assembly Chambers, 350 E. Dahlia Avenue, Palmer, Alaska. The meeting was called to order at 4:15 p.m. by Mayor Timothy L. Anderson for the purpose of holding a joint Assembly/Planning Commission meeting.

II. ROLL CALL

Assembly members present and establishing a quorum were:

Ms. Lynne Woods, Assembly District No. 1
Mr. Talis J. Colberg, Assembly District No. 3 (*arrived at 4:55 p.m.*)
Ms. Jody Simpson, Assembly District No. 5
Mr. Jim Colver, Assembly District No. 6 (*Deputy Mayor*)
Ms. Betty Vehrs, Assembly District No. 7

Assembly members absent and excused were:

Mr. Bill Allen, Assembly District No. 2
Ms. Mary Kvalheim, Assembly District No. 4

Planning Commission members present and establishing a quorum were:

Ms. Bridgette Lively, District No. 1
Mr. Mark Masteller, District No. 3 (*Chair*)
Ms. Faye I. Palin, District No. 4
Mr. David Webster, District No. 5
Vacant, District No. 6
Ms. Rose M. Jenne, District No. 7

Planning Commission members absent and excused were:

Ms. Helga Larson, District No. 2

Staff in attendance were:

Ms. Michelle M. McGehee, CMC, Borough Clerk
Mr. John Duffy, Borough Manager
Ms. Teresa Williams, Borough Attorney
Ms. Janice A. Case, Deputy Borough Clerk
Ms. Marian Romano, Assistant Borough Manager
Mr. Murph O'Brien, Planning and Land Use Director
Mr. Ron Swanson, Community Development Director
Mr. Sev Jones, Chief of Planning
Ms. Susan Lee, Planner II

III. APPROVAL OF AGENDA

Mayor Anderson inquired if there were any changes to the agenda.

GENERAL CONSENT: The agenda was approved as presented without objection.

IV. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Ms. Helen Munoz, a member Senior Citizen's Advisory Board.

V. AUDIENCE PARTICIPATION

The following person spoke in objection to any proposal to deposit treated sewage effluent in Reedy Lake, or any other location within the boundary of the Palmer Hayflats State Game Refuge: Ms. Marianne Elliot, Knik-Fairview Community Council, and Ms. Kris Abshire, Knik-Fairview Community Council.

The following persons spoke to the need for a better septic treatment facility in the Borough: Ms. Helen Munoz, Mr. Kevin Munoz, and Mr. Tom Munoz.

VI. ITEMS OF BUSINESS

A. Septic Disposal Facility/Treatment (*Requested by: Commissioner Webster*)

Commissioner Webster:

- stated that the Planning Commission is currently working on multi-family regulations for the Borough; and
- discussed the increased growth in the Borough and the need for a septic disposal facility in the Borough.

Mr. O'Brien stated that the Planning Department invited Archie Giddings, the city of Wasilla Public Works Director, and Helen Munoz as a resource for questions on this issue and what it would take to pursue this type of venture.

Mr. O'Brien noted that the Assembly has appropriated funds to take a look at the need for a septic treatment facility.

Assemblymember Woods inquired regarding the status of the Houston facility.

Assemblymember Vehrs noted that the Houston facility was deeded to the city of Houston and is currently being used as their Animal Control facility.

Commissioner Masteller:

- advised that he had a meeting with the cities of Palmer and Wasilla engineering staff, Borough engineering staff, and the Munozs' to present a technology that converts septic waste to drinking water;
- discussed the septic treatment facility being planned for the city of Haines;
- noted that Cook Inlet is a non-flushing inlet; and
- spoke in support of encouraging this type of facility within the Borough, preferably within the private sector.

Assemblymember Simpson:

- asked Mr. Giddings to provide an update on the city's plan; and
- inquired if Mr. O'Brien is aware of any plans to locate this type of facility within the Borough at this time.

Mr. O'Brien:

- replied that he is not aware of any plans; and
- noted that the Borough has recognized the need to address wastewater and septic and groundwater issues; and
- stated that these issues are part of the plan that the Public Works Department will be issuing.

Assemblymember Simpson inquired regarding the timeline for that plan.

Mr. O'Brien stated that a draft request for proposals (RFP) is currently being circulated.

Assemblymember Vehrs:

- stated that she would like to be kept informed of the progress being made on this project; and
- noted that she would also like to work with Commissioner Masteller and attend the meeting he discussed.

Mr. Giddings, Wasilla City Public Works Director:

- stated that the city of Wasilla has researched the possibility for treatment of sewage effluent in Reedy Lake;
- noted that the plan is not feasible;
- noted that they are currently working on a new plan that will remain within the boundaries of the city limits;
- noted that the water wells and creeks near the current septic facility do meet drinking water standards; and
- discussed possible future need for another facility.

(Assemblymember Colberg arrived at this time.)

B. Coastal Management Plan Amendment Presentation *(Requested by Planning Department)*

Mr. O'Brien:

- reviewed the program benefits of the Coastal Management Plan;
- stated that in July and August the Planning Department will be doing public outreach to inform the residents of the plan;
- stated that the Planning Commission will address the plan in October and that it should be introduced to the Assembly in October or November;
- stated that the draft document approved by the Assembly will then be forwarded to the State; and
- referred to the standard timeline provided by the State.

Assemblymember Simpson inquired if the citizen advisory council is still meeting.

Mr. O'Brien stated that the council still exists and will be used to a certain extent.

Commissioner Lively asked if there are local concerns that would need to be addressed.

Mr. O'Brien:

- replied that the a local concern cannot be something that is redundant to State or Federal law; and
- noted that they are concerns that are either in code or one of the enforceable standards being proposed.

Discussion ensued regarding the Coastal Management Plan.

C. Presentation by Michelle Schuman, Natural Resource Conservation Service (NRCS) on Agricultural Land Preservation *(Requested by Assemblymember Woods)*

Mr. Rob Wells, Palmer District Conservationist, discussed the importance of preserving agricultural land in the Borough.

Ms. Michelle Schuman, United States Department of Agriculture/NRCS – Palmer District Conservationist, provided a presentation on agricultural land preservation.

Commissioner Lively:

- thanked Ms. Shoeman for bringing this issue to their attention; and
- stated that preserving agricultural lands is very important for the future of the state of Alaska.

Commissioner Masteller:

- thanked Ms. Schuman for her presentation;
- noted that this is one of the first years that the United States will be a net food importer;
- noted that 98 percent of foods are imported into the state of Alaska; and
- spoke in support of the community providing their own open space.

Assemblymember Colver inquired if anyone within the Borough had used the Farm and Ranch Lands Protection Program (FRPP).

Ms. Schuman stated that they did have an applicant last year, who unfortunately was unable to provide the match needed for the program.

Discussion ensued regarding the FRPP plan.

Mr. Wells:

- requested that the Assembly set funds aside to provide matches in order to preserve these lands;
- discussed the importance of preserving these lands before they are lost; and
- suggested utilizing the Land Management Fund or putting a bond proposal on the October ballot to create the matching funds.

D. Mandatory Development Permits Update *(Requested by Assemblymember Woods)*

Mr. Sev Jones:

- provided an update on the mandatory development permits, now known as land use certificates;
- noted that currently only about 15 to 20 percent of developers are using the voluntary process, which compromises other planning efforts;
- stated that with high levels of non-compliant developments, the Borough is wasting a lot of time and money on rectifying the problems;
- stated that the Planning Department is proposing a policy transition to amend the voluntary process to require mandatory compliance;
- explained the land use certificate process; and
- noted that the proposed introduction of this legislation will be in October with a public hearing scheduled in November.

Assemblymember Vehrs stated that one of the reasons they have had trouble assessing in the Borough is the lack of knowledge of development in the Borough.

Mayor Anderson inquired why they are proposing a land use certificate and not a building permit.

Mr. Jones replied that the Borough currently does not have the resources for the kind of analysis that would be necessary for a building permit.

Discussion ensued regarding the proposed land use certificates.

VII. MAYOR, ASSEMBLY, PLANNING COMMISSION, AND STAFF COMMENTS

Commissioner Palin stated that a septic disposal facility should be a number one priority.